

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes from March 7, 2013

Members Present

Carol Santavicca-Chair
Tom Vincenz-Vice Chair
Sybil Kesterson
Bill McDonald
Al Siebert
Bob Tone

Members Absent

Leon August

Staff

Sandy Wood
Cindy Nelson

Others Present

Mayor Rich Cerrato

1. **Call to order**-9:00 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**-None
4. **Approval of Minutes**-Approval of Minutes from February 21, 2013. **Carol asked for a motion to accept the minutes as corrected. Moved by Tom. Second by Sybil. Motion carried unanimously.**
5. **UDO Administrators Report**-None
6. **Council Work Session Report**-None, however, Tom asked for a report from the Town Council meeting. Sandy said the public hearing for the rezoning of the 65 acres was moved to April 1, 2013. Also, Council approved advertising for the new Planning Board members.
7. **Technical Review Committee Report**-None
8. **MUD District Architecture Review Committee Report**-None
9. **Public Hearing Topics**-None
10. **Old Business**
 - a. **Review Topics of Concern for UDO, Sybil Kesterson to Lead Review of Past Written Inquiries and Concerns.**

Sybil began her presentation: She stated that Council asked for certain items in the UDO to be reviewed again by the Planning Board. A list of these items has been entered into the minutes. Items were reviewed and discussed as follows:

2-5 #4 notice given to UDO Administrator should be written? Yes, as per Sandy, notification does need to be in writing.

6-10 Hotels/Motels should they be an SS (Special Use)? After some discussion Sandy said he will research the difference between a special use and a special use with supplemental regulations.

6-11 should miniature golf courses be allowed in MB-2 and RI-1? No leave the regulation as it is written.

6-13 Piers and Docks as regulated by CAMA. Why is RI-1 SS while the rest are permitted uses? Thought that after discussion they were to be PS. Piers and Docks should be permitted uses in all districts that have water. The only districts that are not along a water way are MB-2, MH-2, MUD; and BR-1 which are an ocean front district and piers and docks are already not a permitted use. Piers and Docks should be permitted uses in MR-1, MR-2, MR-2A, MR-3, MH-1, AF-1, MB-1, BB-1, and BR-2. Carol asked Sandy to take a look at what should be S or SS before the Planning Board makes a recommendation. It was noted that MR2-A zoning district was not included in the permitted uses table. Sandy will inform Landin of this issued and make sure it is corrected.

6-29 Section G Just wanted to make sure that we are not losing our right of way at all in the BB-1 area. Concerns are that this will be abused on 29th Street, with the construction of 4 plexes and the businesses that are onto that street. Would not want structures to be installed within five feet of the road, since there are residential houses on the other side of the road, and condos on the business side of the road. What is this provision and why do we have it. Discussion led to the issue of buildings and accessory structures being constructed too close to the road, or having a five foot setback. After some more conversation and not having clarity as to the meaning of this, Al suggested that Landin give some input on this topic. After reviewing more of the code, the Planning Board removed B 2 g on page 6-30 from the regulation. If it is needed in the future it can be added back in.

Sandy added that he had one change on page 6-17; 30% impervious rule is only in the residential zoning districts on the mainland, and it needs to be included in the island zoning districts and all zoning districts in the town.

At this point the review stopped and will resume at the next meeting.

b. Discuss UDO Sign Regulations Including a Request from Dave Stuart to Incorporate Sign Restrictions from Dock Street Live/Work Units into the UDO.

The sign regulations from the MUD district were not available for review and discussion and will be added onto the next meeting agenda.

c. Discuss Sunset Blvd Vision Plans Including a Review of the First Public Hearing and Prepare for the March 7 Evening Public Hearing.

Meeting went well with about 35 to 50 people in attendance including town staff, Council members, Planning Board members and public. There will be another meeting tonight. Rich Cerrato recommended that the Planning Board take a look at the bike path

plan which includes Shoreline Drive E and Park Rd in which a 4 foot easement for a bike plan will be disruptive to the properties owners and their yards and driveways.

Al expressed the need for a main bike/ped path along Sunset Blvd from town center to the bridge. Carol agreed that the Planning Board should have a copy of the bike plan to look at and talk about.

Carol asked Sandy if the Rules of Procedure were still being reworked, Sandy answered that Landin was still working on them.

Sandy added that Bill Clark Homes was given by D.O.T. for a new turn lane along 904 for the Sunset Ridge development. The development is being extending with 107 new homes and more townhomes planned.

11. **New Business**-None

12. **Visitor Comments**-None

13. **Adjournment**-Meeting adjourned at 10:15 am. **Carol asked for a motion to adjourn. Moved by Sybil. Second by Tom. Motion carried unanimously.**

Carol Santavicca-Chair

Cindy Nelson-Secretary